

27 Duke Street, Brighton BN1 1AG



FOR SALE

INVESTMENT

Attractive building arranged over 5 levels
located in a prime retail location
Total size 165.62 sq m (1,783 sq ft)

KEY FEATURES

- Within easy walking distance of Brighton Station
- Situated in the pedestrianised Lanes shopping district of Brighton city centre
- Possible opportunity to split ground floor from the upper floors
- Close to the seafront
- Excellent local amenities



Location

The property is located on the northern side of Duke Street, one of Brighton’s most sought after shopping thoroughfares.

Duke Street is the main pedestrian route connecting Churchill Shopping Centre with the historic Brighton Lanes shopping district.

Nearby occupiers are Vans, Nationwide, TSB Bank, Nandos and other independent and national retailers.

Accommodation

The property comprises 5 storey mid terraced building with the retail unit to the ground floor and ample storage to the upper parts.

We believe the existing accommodation to have the following approximate net internal floor areas:

Floor	Sq m	Sq ft
Ground	30.37	327
Lower Ground	69.39	747
First	25.08	270
Second	22.11	238
Third	18.67	201
Total	165.62	1,783

Planning

We understand that the premises benefit from A1 use within the Use Classes Order 1987 (as amended)

Please note that whilst we endeavour to confirm the prevailing approved planning use for properties we market, we can offer no guarantees in this regard. Planning information is stated to the best of our knowledge. Interested parties are advised to make their own enquiries to satisfy themselves in respect of planning issues

Terms

The freehold interest is offered for sale subject to vacant possession with offers in excess of £1.2 million.

EPC

TBC

Business Rates

Rateable value (2017 list):	£28,500.00
UBR for year ending 31.03.19:	49.3p in the £
Rates payable 2018/2019:	£13,680.00

We advise interested parties to make their own enquiries to the local authority to verify the above and the level of business rates payable in view of possible transitional arrangements and small business relief.

VAT

Rents and prices are quoted exclusive of, but may be subject to VAT.

Legal Fees

Each party to bear their own legal costs incurred.

Viewings

Strictly by appointment through the sole agents Flude Commercial.

Please contact: **Will Thomas**

Telephone: **01273 727070**

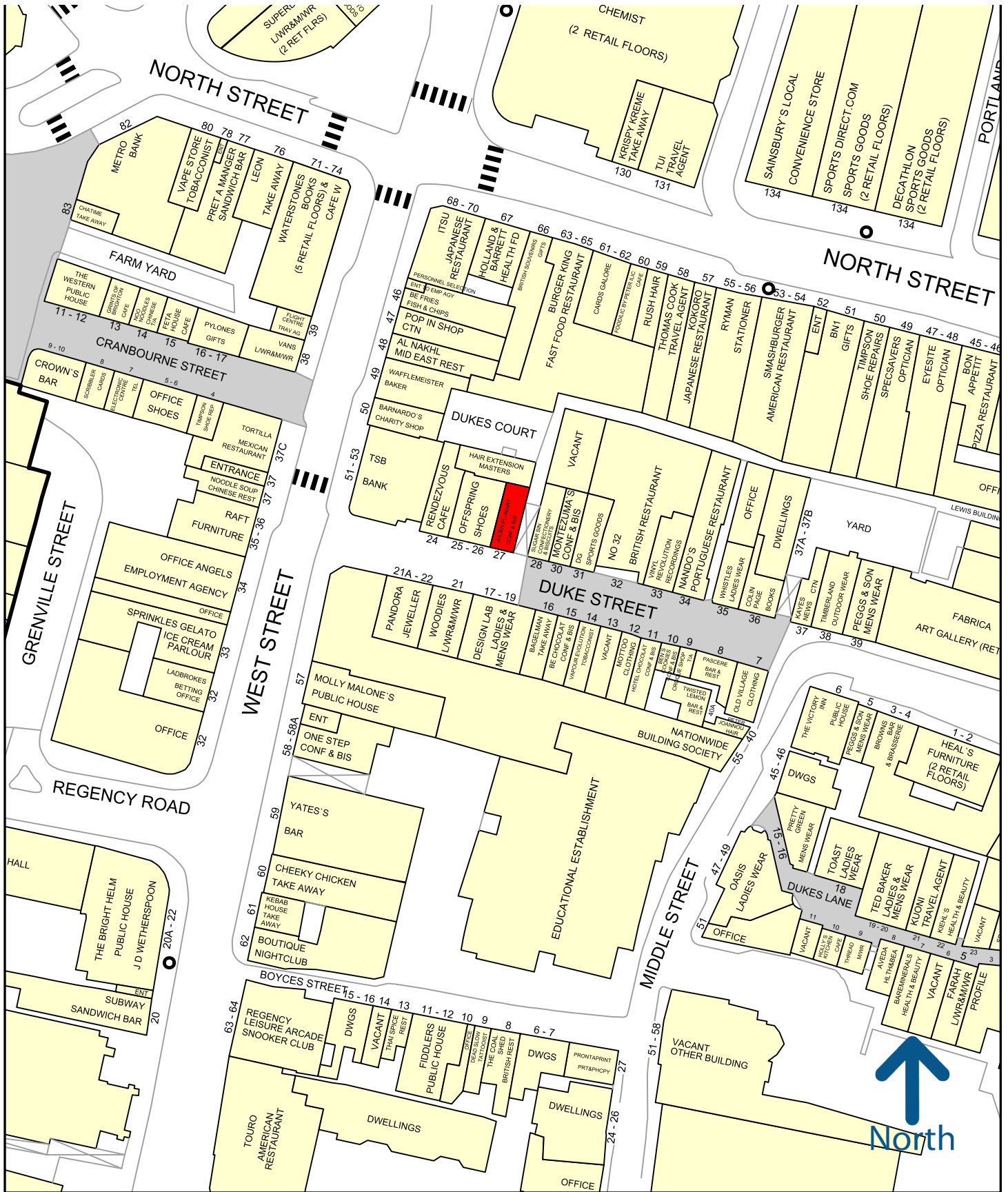
Email: **w.thomas@flude.com**



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Location Maps



Experian Goad Plan Created: 10/08/2018
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